This instrument was prepared by:

Charles J. Friddell, Attorney
95 White Bridge Rd., Suite 302
Nashville, TN 37205

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

Address of New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Bharat B. Gandhi 780 Harpeth Trace Drive Nashville, Tennessee 37221	same	Map 143.00 Parcel 046

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($0.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DALSUKH A. MADIA**, and wife, **ILA D. MADIA**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BHARAT B. GANDHI**, hereinafter called the Grantee, his heirs, successors, and assigns, a certain tract of land in Nashville, Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Harpeth Trace Estates, Phase Four, as of record in Book 6900, page 258, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Dalsukh A. Madia and wife, Ila D. Madia by deed from Kamlesh B. Gandhi of record as Instrument No. 20030523-0070900, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions, covenants and easements that are applicable to the above-described property, and of record, and to all zoning restrictions and regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, they have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind their heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors, and assigns, against

Davidson County DEEDWARR
Recvd: 05/24/07 13:39 2 pgs
Fees:13.00 Taxes:1480.00
20070524-0062087

the lawful claims of all persons whomsoever.

WITNESS our hands this 11 day of April, 2007.

GRANTORS:

DALSUKH A. MADIA

ILA D. MADIA

STATE OF Ohio)
COUNTY OF Marion)

Personally appeared before me, **DALSUKH A. MADIA** and wife, **ILA D. MADIA**, the within named bargainors, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 11 day of April, 2007.

SHERRY BRAMMER
Notary Public, State of Ohio
My Comm. Exp. March 1, 2012
Recorded in Marion County

NOTARY PUBLIC

My Commission Expires:

March 1, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is
$ 400,000.00

B. B. Gandhi

Affiant

Subscribed and sworn to before me, this
12th day of April, 2007.

Notary Public

My Commission Expires:

11-22-08